

# 2012 Perry County Property Tax Report with Comparison to 2011

Legislative Services Agency

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**This report describes property tax changes in Perry County between 2011 and 2012.** In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Perry County the average tax bill for all taxpayers increased by 0.6%. This slight tax bill rise was the result of a 2.0% increase in the tax levy of all local government units and a 1.6% rise in certified net assessed value. The assessment increase was due to a large rise in farmland assessments. Other assessments fell, which may have been a legacy of the recession. Levy growth just exceeded certified assessed value growth, so tax rates rose by a small amount. Tax cap credits as a percentage of levies were almost unchanged.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
<b>2012</b>	0.6%	\$12,968,715	\$534,809,786	7.8%
<b>Change</b>		2.0%	1.6%	0.0%
<b>2011</b>	1.3%	\$12,710,222	\$526,361,186	7.9%

## Homestead Property Taxes

Homestead property taxes increased 0.5% on average in Perry County in 2012. Tax rates decreased in a majority of Perry County tax districts, but the average tax rate increased slightly, by 0.4%. This higher rate explains the increase in homeowner tax bills. The percentage of Perry County homesteads at their tax caps fell slightly, from 10.2% to 10.0%. Perry County's local homestead credit rate was almost unchanged in 2012.

## Net Tax Bill Changes - All Property Types

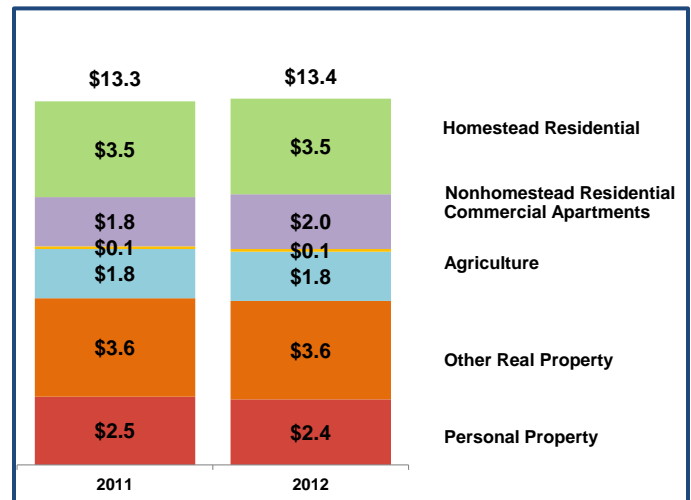
Most of Perry County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by homeowners. Net tax bills for all taxpayers increased 0.6% in Perry County in 2012. Net taxes were higher for nonhomestead residential property (mostly small rentals and second homes), commercial apartments, agriculture, and homesteads. Tax bills dropped for business property.

## Comparable Homestead Property Tax Changes in Perry County

	2011 to 2012	
	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>		
Higher Tax Bill	2,280	42.6%
No Change	352	6.6%
Lower Tax Bill	2,725	50.9%
<b>Average Change in Tax Bill</b>	<b>0.5%</b>	
<b>Detailed Change in Tax Bill</b>		
20% or More	401	7.5%
10% to 19%	271	5.1%
1% to 9%	1,608	30.0%
0%	352	6.6%
-1% to -9%	2,363	44.1%
-10% to -19%	189	3.5%
-20% or More	173	3.2%
<b>Total</b>	<b>5,357</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

## Comparison of Net Property Tax by Property Type (In Millions)



## Tax Rates, Levies, and Assessed Values

Property tax rates decreased in six out of ten Perry County tax districts. The average tax rate rose by 0.4%, because the levy increase exceeded the increase in certified net assessed value.

Levies in Perry County increased by 2.0%. The largest levy increase was in the Cannelton City School Corporation, mainly due to increases in the referendum fund and the capital projects fund. Perry Central Community School Corporation had decreases in its bus replacement and debt service funds.

Perry County's total net assessed value increased 0.3% in 2012. Agricultural net assessments rose 8.2%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from \$1,290 to \$1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 1.2%. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	\$495,836,990	\$494,314,400	-0.3%	\$175,489,025	\$174,838,324	-0.4%
Other Residential	96,264,600	95,727,400	-0.6%	92,374,707	91,770,439	-0.7%
Ag Business/Land	100,788,930	109,673,600	8.8%	100,211,367	108,417,875	8.2%
Business Real/Personal	317,607,772	306,304,752	-3.6%	250,252,012	245,086,289	-2.1%
<b>Total</b>	<b>\$1,010,498,292</b>	<b>\$1,006,020,152</b>	<b>-0.4%</b>	<b>\$618,327,111</b>	<b>\$620,112,927</b>	<b>0.3%</b>

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

## Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Perry County were \$1.1 million, or 7.8% of the levy. This was less than the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Perry County's tax rates were higher than both the state median and the state average. Perry County's tax cap losses were relatively low for its tax rates, partly because of a local homestead credit and partly because a large part of the 2012 levy increase was a referendum levy, which is exempt from the tax caps.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 3% business real and personal category. The largest percentage losses were in the city of Cannelton, the Cannelton City School Corporation, and the Cannelton Library, where district tax rates were near \$4 per \$100 assessed value. The largest dollar losses were in the Tell City-Troy Township School Corporation, Tell City itself, and the county unit.

Tax cap credits increased slightly in Perry County in 2012 by \$2,152, or 0.2%. The percentage of the levy lost to credits did not change. There were no major changes in state policy to affect tax cap credits in 2012. Perry County credits were nearly unchanged because tax rates were little changed.

Tax Cap Category	2011	2012	Difference	% Change
1%	\$200,485	\$185,731	-\$14,754	-7.4%
2%	762,412	633,504	-128,908	-16.9%
3%	137,271	289,159	151,888	110.6%
Elderly	33,752	27,677	-6,075	-18.0%
<b>Total</b>	<b>\$1,133,920</b>	<b>\$1,136,071</b>	<b>\$2,152</b>	<b>0.2%</b>
<b>% of Levy</b>	<b>7.9%</b>	<b>7.8%</b>		<b>0.0%</b>

### Perry County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change			
						2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	17,525,543	11,765,993	12,843,845	12,710,222	12,968,715	-32.9%	9.2%	-1.0%	2.0%
State Unit	14,181	0	0	0	0	-100.0%			
Perry County	3,426,947	3,034,678	3,167,586	3,119,744	3,207,255	-11.4%	4.4%	-1.5%	2.8%
Anderson Township	5,857	6,233	6,471	6,625	6,851	6.4%	3.8%	2.4%	3.4%
Clark Township	8,874	9,536	9,878	10,116	10,433	7.5%	3.6%	2.4%	3.1%
Leopold Township	10,326	11,009	11,430	11,704	12,081	6.6%	3.8%	2.4%	3.2%
Oil Township	5,044	5,387	5,589	5,725	5,925	6.8%	3.7%	2.4%	3.5%
Tobin Township	10,165	10,391	10,901	11,180	11,546	2.2%	4.9%	2.6%	3.3%
Troy Township	78,645	82,912	86,451	88,751	91,643	5.4%	4.3%	2.7%	3.3%
Union Township	13,431	14,354	15,165	15,546	16,026	6.9%	5.6%	2.5%	3.1%
Tell City Civil City	1,879,021	1,817,841	1,936,445	1,981,039	2,049,196	-3.3%	6.5%	2.3%	3.4%
Cannelton Civil City	351,088	410,059	425,435	436,611	450,465	16.8%	3.7%	2.6%	3.2%
Troy Civil Town	17,447	17,530	19,159	19,659	20,285	0.5%	9.3%	2.6%	3.2%
Perry Central Community School Corp	3,823,568	1,975,774	2,049,338	2,081,266	1,932,538	-48.3%	3.7%	1.6%	-7.1%
Cannelton City School Corp	352,682	305,801	302,914	232,996	434,852	-13.3%	-0.9%	-23.1%	86.6%
Tell City-Troy Township School Corp	6,557,350	3,296,684	3,995,340	4,076,567	4,080,885	-49.7%	21.2%	2.0%	0.1%
Cannelton Public Library	17,099	19,451	20,685	21,229	21,907	13.8%	6.3%	2.6%	3.2%
Tell City Public Library	703,063	709,076	749,993	565,672	584,204	0.9%	5.8%	-24.6%	3.3%
Perry County Airport Authority	40,178	39,277	31,065	25,792	32,623	-2.2%	-20.9%	-17.0%	26.5%
Perry County Solid Waste Management Dist	0	0	0	0	0				
Perry County Redevelopment Commission	210,577	0	0	0	0	-100.0%			

### Perry County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
62001	Anderson Township	1.6577	--	2.1945%	4.8550%	--	--	--	1.5408
62002	Clark Township	1.6666	--	2.1945%	4.8550%	--	--	--	1.5491
62003	Leopold Township	1.7047	--	2.1945%	4.8550%	--	--	--	1.5845
62004	Oil Township	1.6608	--	2.1945%	4.8550%	--	--	--	1.5437
62005	Tobin Township	1.6744	--	2.1945%	4.8550%	--	--	--	1.5564
62006	Troy Township	2.1284	--	2.1945%	4.8550%	--	--	--	1.9784
62007	Tell City City	3.1998	--	2.1945%	4.8550%	--	--	--	2.9742
62008	Cannelton City	3.9588	--	2.1945%	4.8550%	--	--	--	3.6797
62009	Troy Town	2.4557	--	2.1945%	4.8550%	--	--	--	2.2826
62010	Union Township	1.7017	--	2.1945%	4.8550%	--	--	--	1.5817

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

### Perry County 2012 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	183,054	586,299	287,386	27,676	1,084,416	12,968,715	8.4%
<i>TIF Total</i>	2,677	47,205	1,773	1	51,656	1,547,245	3.3%
<i>County Total</i>	185,731	633,504	289,159	27,677	1,136,071	14,515,960	7.8%
Perry County	35,012	109,902	52,366	5,727	203,007	3,207,255	6.3%
Anderson Township	0	0	0	8	8	6,851	0.1%
Clark Township	0	0	0	4	4	10,433	0.0%
Leopold Township	0	0	0	3	3	12,081	0.0%
Oil Township	0	0	0	3	3	5,925	0.0%
Tobin Township	9	0	0	4	13	11,546	0.1%
Troy Township	1,417	4,438	2,052	227	8,134	91,643	8.9%
Union Township	0	0	0	0	0	16,026	0.0%
Tell City Civil City	58,009	150,263	70,228	5,892	284,391	2,049,196	13.9%
Cannelton Civil City	1,967	54,645	37,461	1,843	95,915	450,465	21.3%
Troy Civil Town	0	1,003	0	6	1,009	20,285	5.0%
Perry Central Community School Corp	257	0	0	1,005	1,263	1,932,538	0.1%
Cannelton City School Corp	1,415	39,304	26,944	1,779	69,443	434,852	16.0%
Tell City-Troy Township School Corp	77,932	205,680	88,539	10,057	382,209	4,080,885	9.4%
Cannelton Public Library	96	2,658	1,822	90	4,665	21,907	21.3%
Tell City Public Library	6,583	17,289	7,442	971	32,285	584,204	5.5%
Perry County Contractual Library	0	0	0	0	0	0	
Perry County Public Library	0	0	0	0	0	0	
Perry County Airport Authority	356	1,118	533	58	2,065	32,623	6.3%
Perry County Solid Waste Management Dist	0	0	0	0	0	0	
Perry County Redevelopment Commission	0	0	0	0	0	0	
TIF - Troy Township	475	253	0	1	729	1,382,274	0.1%
TIF - Tell City City	2,202	46,952	1,773	0	50,927	164,972	30.9%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

#### Circuit Breaker Credit Types:

*Homesteads* are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

*Other Residential/Farmland* includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

*All Other Real/Personal* is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

*Elderly* includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.